

**DALLAS COUNTY  
PLANNING & ZONING COMMISSION MINUTES**

The Dallas County Planning and Zoning Commission was called to order on **Tuesday, June 16<sup>h</sup>, 2020 at 5:00 P.M., in the Dallas County Board Conference Room at 902 Court Street in Adel, Iowa**, by Vice Chairman Richard Beechum. Members Sherry James, John Brummett, and Michael Hegarty were present. Cathy Erickson arrived at 5:10pm. Murray McConnell, Director; Samuel Larson, Senior Planner; and Elizabeth Kilson, Office Manager, were also in attendance..

**Approve Agenda:**

**Motion by M. Hegarty to approve** agenda as presented. **Seconded** by S. James. **Ayes unanimous. Motion carried.**

**Approve Minutes of the last meeting of February 18<sup>th</sup>, 2020:**

**Motion by S. James to approve** the minutes of the last meeting as written. **Seconded** by J. Brummett. **Ayes unanimous. Motion carried.**

**Old Business:** none

**New Business:**

**Item 1: A petition to consider approval of the Final Plat of Deer Haven**, Parcels # 1418300003, 1418300004, 1418300007, and 1419100002, located in the SW1/4 of Section 18, and the NW1/4 of Section 19, T78N, R28W (Adams Township), zoned A-1 (Agricultural) and A-2 (Agricultural/Floodplain/Conservation) **for Voegtlin Farms II LLC (Raccoon Valley Land Surveying LLC).**

**Petitioner**

Joel Romey, land surveyor, Raccoon Valley Land Surveying. Proposed plat is two (2) miles north of I-80. There are eight (8) buildable lots, two outlots with floodplain. Lots will be used for residential estate type lots. Area is currently used as pasture/timbered, it is not used for crops.

**Staff**

M. McConnell: the minimum lot size for the agricultural zoning districts is ten (10) acres, all lots meet this. Proposed subdivision meets all requirements of the Chapter 45 Zoning and Chapter 42 Subdivision ordinances and staff recommends approval.

**Public Comment**

None

**Motion by M. Hagarty to recommend approval of the Final Plat of Deer Haven**, Parcels # 1418300003, 1418300004, 1418300007, and 1419100002, located in the SW1/4 of Section 18, and the NW1/4 of Section 19, T78N, R28W (Adams Township), zoned A-1 (Agricultural) and A-2 (Agricultural/Floodplain/Conservation) **for Voegtlin Farms II LLC (Raccoon Valley Land Surveying LLC).** **Seconded** by J. Brummett. **Ayes unanimous. Motion carried.**

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PLANNING & ZONING COMMISSION MINUTES**

**Item 2: A petition to consider approval of a rezone** of Parcels 1504400001 and 1504400002, from A-1 (Agricultural) to RE-1 (Suburban Estate) located in the NE1/4 of SE1/4 of Section 04, T78N, R27W (Van Meter Township) **for Dale & Nancy Boston/Neat Feat LLC (Civil Design Advantage).**

**Petitioner**

Doug Mandernach, Civil Design Advantage. Owner and Developer are also present at meeting to help answer any questions. D. Mandernach explained the subdivision layout. There will be a cul-de-sac, similar to the development directly south of this one. They wish to rezone the area to allow for three (3) acre and larger lots. They updated the concept slightly, updated concept was submitted and provided to the commission members. Average lot size is around five acres.

**Staff**

M. McConnell: the petitioners are looking to rezoning the property and reviewing the preliminary plat. When looking at the County's comp plan compared to the proposed area: 46% of the area is farm ground, 44% of the area is for residential development, and approximately 10% is what is considered a no build zone (where the steep slopes are).

Plat has evolved since this first started, lot sizes have been increased. Other subdivision activity to the south. This subdivision would have access to a paved county road, very important feature. What has been submitted now is a good compromise. Staff recommends a condition of the rezone, that there be no further subdivisions of any of the lots, keeping the plat as submitted. With that condition, staff could recommend approval.

**Commissioner Discussion**

M. Hegarty asked about road access, if the roads department is okay with this type of development on a paved county highway.

S. Larson advised that information was provided to the county engineer, but no comment was provided.

Eric Grubb, Neat Feat, spoke and stated they have had conversations with Secondary Roads (Jeff Ockerman) and they have an approved access permit for the road.

**Public Comment**

None

R. Beechum asked M. McConnell for clarification on the recommended condition.

M. McConnell: that there be no further subdivisions of any of the lots, keeping the plat as submitted

S. Larson confirmed that lots 6, 7, and 8 are large enough to be split into two more lots, per the zoning minimums.

M. Hegarty confirmed that there would only be 13 proposed lots.

**Motion by M. Hegarty to recommend approval of a rezone with the condition that there be no further subdivision of any of the lots, (no more than 13 lots total) of Parcels 1504400001 and 1504400002, from A-1 (Agricultural) to RE-1 (Suburban Estate) located in the NE1/4 of SE1/4 of Section 04, T78N, R27W (Van Meter Township), for Dale & Nancy Boston/Neat Feat LLC (Civil Design Advantage). Seconded by J. Brummett. Ayes unanimous. Motion carried.**

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PLANNING & ZONING COMMISSION MINUTES**

**Item 3: A petition to consider approval of a Preliminary Plat of Westwood Oaks Plat 3** of Parcels 1504400001 and 1504400002, from A-1 (Agricultural) to RE-1 (Suburban Estate) located in the NE1/4 of SE1/4 of Section 04, T78N, R27W (Van Meter Township) **for Dale & Nancy Boston/Neat Feat LLC (Civil Design Advantage).**

**Staff**

M. McConnell: the office has had 3 months to review. The current plat looks great, meets the requirements of the zoning and subdivision ordinance

*(Discussion for the preliminary plat took place with item 2 as well)*

**Public Comment**

None

R. Beechum asked the commission if they had any further discussion of the preliminary plat, since it was also discussed with item 2.

**Motion by J. Brummett to recommend approval of the Preliminary Plat of Westwood Oaks Plat 3, as presented** of Parcels 1504400001 and 1504400002, located in the NE1/4 of SE1/4 of Section 04, T78N, R27W (Van Meter Township) **for Dale & Nancy Boston/Neat Feat LLC (Civil Design Advantage). Seconded** by S. James. **Ayes unanimous. Motion carried.**

**Item 4: Election of Chairperson**

M. McConnell explained to the commission members that recent legislation has passed that limits eligibility to county zoning and board of adjustment be for those who reside in unincorporated areas of the county. Explained that both Craig Walter and Gail Smith reside inside of city limits within Dallas County. The legislation was signed June 1<sup>st</sup> and was made effective immediately. There are now two vacancies on the zoning commission.

General discussion between commission members about the various duties of the vice chair and chairperson.

**Motion by J. Brummett to nominate Richard Beechum as chair, and M. Hegarty as Vice-Chair. Seconded** by S. James. **Ayes unanimous. Motion carried.**

**Any other matters not on the Agenda to come before the Commission?**

none

**Motion by J. Brummett to adjourn meeting. Seconded** by C. Erickson. **Ayes unanimous. Meeting adjourned** at 5:20 P.M.

*An audio recording of this meeting is available upon request from the Dallas County Department of Planning & Development.*

**DALLAS COUNTY  
PLANNING & ZONING COMMISSION MINUTES**

Richard Beechum	Date
Chairperson, Planning & Zoning Commission	

STATE OF IOWA           )  
COUNTY OF DALLAS       )

Signed or attested before me on \_\_\_\_\_, 20 \_\_\_\_ by \_\_\_\_\_.

NOTARY PUBLIC

(SEAL)

Murray McConnell Director, Planning & Development	Date
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[illegible]

Signed or attested before me on \_\_\_\_\_, 20 \_\_\_\_ by \_\_\_\_\_.

NOTARY PUBLIC

(SEAL)